

13 October 2016 Minutes

KAYSVILLE CITY PLANNING COMMISSION

October 13, 2016

Members Attending: Chairperson Matthew Anderson, Stroh DeCaire, Joshua Sundloff, Thomas Wood

Excused: Gary Bullock, Lorene Kamalu, Betty Parker

Staff Present: City Engineer Andy Thompson, Zoning Administrator Lyle Gibson, Secretary Annemarie Plaizier

Others Present: Jeff Griffin, Steven Chapman, Kevin Carlson, Flint Barker

OPENING

The Planning Commission meeting was held on Thursday, October 13, 2016 at 7:00 p.m. in the Municipal Center.

Chairperson Matthew Anderson opened the meeting by welcoming those present.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B”, EYELASH EXTENSION SALON AT 447 WEST CREEKSIDE LANE – ALYSSA CASSELMAN

Lyle Gibson explained that Ms. Casselman is requesting a conditional use application to operate a Major Home Occupation “B” at her home at 447 West Creekside Lane for eyelash extension services. Clients would come to her home by appointment only, four or five days a week, between the hours of 9:00 a.m. to 7:00 p.m. The property has sufficient off-street parking for clients.

Thomas Wood asked if Staff had received any complaints or comments from neighbors regarding this item.

Andy Thompson responded that they had not.

Stroh DeCaire made a motion to grant a conditional use permit for a Major Home Occupation “B”, eyelash extension salon at 447 West Creekside Lane for Alyssa Casselman. Thomas Wood seconded the motion and it passed unanimously.

**CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B”,
ELECTRICAL CONTRACTOR OFFICE AT 1387 SOUTH FOX POINTE DRIVE –
STEVEN CHAPMAN**

Lyle Gibson explained that Mr. Chapman is an electrical contractor and is requesting a conditional use permit for a Major Home Occupation “B” to operate a construction office from his home. Mr. Chapman has a pickup truck that he uses to transport tools and supplies to each worksite. There will be no outside storage of materials and Mr. Chapman does not have any employees coming to his home.

Steven Chapman said that he has reviewed the ordinances regarding this type of home occupation and understands what he needs to do to remain in compliance.

Josh Sundloff made a motion to grant a conditional use permit for a Major Home Occupation “B”, electrical contractor office at 1387 South Fox Pointe Drive for Steven Chapman. Stroh DeCaire seconded the motion and it passed unanimously.

**REVIEW OF THE CONDITIONAL USE PERMIT FOR A MODEL HOME, LOW
PROFILE SIGNS AND FLAGS AT 920 EAST DORIS PLACE – IVORY HOMES**

Lyle Gibson explained that on September 25, 2014 the Planning Commission granted a time extension for the conditional use permit to Ivory Homes for a model home in the Montebella Subdivision at 920 East Doris Place. The conditional use permit was granted allowing the flags, a low profile sign, and model home to be in place for an additional twenty-four months. Ivory Homes would like to extend their conditional use permit for at least one more year, until they can sell the remaining undeveloped lots in the Montebella Subdivision. Ivory Homes has continued building and selling several homes in the area, and the need for the model home remains as there are a number of additional lots being developed nearby in Farmington City. Also, Staff recently received a complaint from a resident of this subdivision regarding the use of the advertising flags. The advertising flags have not only been located on the model home property, but also along Main Street next to the subdivision. The complainant stated that the flags along Main Street are located along the backside of their property and have become a nuisance, and they are asking that those flags be removed.

Kevin Carlson, representing Ivory Homes, said that he was unaware that the flags along Main Street had become a nuisance and they have no problem removing them. They will plan to only keep the advertising flags at the model home property.

Thomas Wood asked about an approximate time frame for how long they will need the model home.

Kevin Carlson responded that they have five lots left in the Montebella Subdivision and hope to have those lots sold within the year.

Josh Sundloff made a motion to grant a time extension for the conditional use permit for a model home, low profile signs and flags at 920 East Doris Place for Ivory Homes for a period of

twenty-four months or until all of the lots are sold within the Montebella Subdivision, whichever is less, subject to the advertising flags on Main Street be removed. Thomas Wood seconded the motion and it passed unanimously.

**PUBLIC HEARING AND PRELIMINARY AND FINAL PLAT APPROVAL FOR
KERRYBROOK ESTATES FIRST AMENDMENT, AMENDING LOT 19 AND LOT 20,
AT 106 AND 118 WEST BAER CREEK DRIVE – DAVID GRIFFIN**

Andy Thompson explained that Mr. Griffin lives at 118 West Baer Creek Drive which is Lot 19 in Kerrybrook Estates. He is acquiring just over 500 square feet of property from the owner of Lot 20 at 106 West Baer Creek Drive, directly adjacent to his lot. The proposed adjustment will better serve both Lots 19 and 20 based on the topography of the area, and it will not affect any existing easements. Both lots will remain in compliance with the R-1-20 zone and no new lots will be created with this proposed subdivision plat.

Chairperson Matthew Anderson opened the Public Hearing.

There were no comments or questions from the public. Chairperson Matthew Anderson closed the Public Hearing.

Jeff Griffin, representing his father David Griffin, said that the owners of Lot 20 had mentioned that they were interested in selling their home and so both property owners decided to make this lot line adjustment so as to not create a dispute about lot lines with any future owners of the lots.

Thomas Wood made a motion to recommend preliminary and final plat approval for Kerrybrook Estates First Amendment, Amending Lot 19 and Lot 20, at 106 and 118 West Baer Creek Drive for David Griffin. Stroh DeCaire seconded the motion and it passed unanimously.

**PUBLIC HEARING AND PRELIMINARY AND FINAL PLAT APPROVAL FOR
REBECCA'S GARDENS PHASE 3 AMENDED AT 1787 SOUTH SUNSET DRIVE –
KEITH HALLS**

Andy Thompson explained that Keith Halls owns approximately three acres at 1787 South Sunset Drive and would like to sell about a quarter of an acre of the property to his neighbor in the back. Since both lots are in existing subdivision, an amended plat is required. Both of the amended lots meet all zoning and setback requirements for the existing R-1-20 zone and no new building lots have been created.

Chairperson Matthew Anderson opened the Public Hearing.

There were no comments or questions from the public. Chairperson Matthew Anderson closed the Public Hearing.

Stroh DeCaire made a motion to recommend preliminary and final plat approval for Rebecca's Gardens Phase 3 Amended at 1787 South Sunset Drive for Keith Halls. Thomas Wood seconded the motion and it passed unanimously.

PUBLIC HEARING AND REQUEST TO REZONE 0.44 ACRES OF PROPERTY AT 40 EAST CRESTWOOD ROAD TO INCLUDE A PRUD (PLANNED RESIDENTIAL UNIT DEVELOPMENT) OVERLAY ZONE – BRIAN NEVILLE

Andy Thompson explained that this property is located at 40 East Crestwood Road and is roughly 0.44 acre, or just over 19,000 square feet in size. The property is zoned R-M which allows for the development of a six-family dwelling as a permitted use. Mr. Neville, the applicant, would like to develop the property under the PRUD overlay zone in order to create a common open space development allowing individual ownership of dwellings, instead of multiple dwellings under one ownership. The proposed overlay zone would accommodate townhome style dwellings with private and common open space overseen through an established Homeowners Association.

Chairperson Matthew Anderson opened the Public Hearing.

There were no comments or questions from the public. Chairperson Matthew Anderson closed the Public Hearing.

Stroh DeCaire commented that it seems this will be a good development for this property and will make the lot functional instead of remaining vacant.

Matthew Anderson commented that he likes that these units will be individually owned rather than all owned by one ownership.

Thomas Wood suggested that there be landscaping put along the south property line to make it more aesthetically pleasing.

Stroh DeCaire made a motion to recommend approval of the request to rezone 0.44 acre of property at 40 East Crestwood Road to include a PRUD (Planned Residential Unit Development) overlay zone for Brian Neville subject to receiving preliminary and final plat approval. Josh Sundloff seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Nothing was brought under this item.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, October 27, 2016 at 7:00 p.m.

ADJOURNMENT

Thomas Wood made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 7:32 p.m.